

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, February 10, 2015

8:00 P.M.

**Room 206**  
Town Hall

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**GENERAL MEETING**

**Town Plan of Conservation & Development.**

Discussion of conservation, cultural and historic resource related issues. Public input is welcome and encouraged.

**Remainder of General Meeting to start no earlier than 9:15 p.m.:**

**Election of Officers**

**Public Comment Session—first meeting of each month**

Opportunity for the general public to present comments to the Commission on topics or items which are not pending applications.

**Amendment of Special Permit #109-D, The Depot, 25 Heights Road.**

Request for a one-day spring fundraiser. The event would be outside in the Noroton Heights Railroad parking lot on a Sunday in April or May 2015.

**Coastal Site Plan Review #50-C, Flood Damage Prevention Application #39-C, Land Filling & Regrading Application #271, Eppley, 6 Contentment Island Road.**

Request for re-approval of pool, or determination that public hearing will be required.

**BMW of Darien, 136-140 Ledge Road.**

Discussion regarding potential request to install parking devices/lifts in the rear portion of the lot.

**Special Permit Application #188-B(2)/Site Plan, Darien High School, High School Lane.**

Acknowledge receipt of written reports from the Board of Education and DJFL on the use of temporary portable lights at the High School Stadium Field.

*Discussion, deliberation and possible decisions on the following applications:*

**Special Permit Application #284/Site Plan, Celco Partnership d/b/a Verizon Wireless, 1926 Boston Post Road.** Proposing to install two panel-type antennas inside the existing cupola on the roof of the Darien Book Aid building, and to perform related site development activities.

**Coastal Site Plan Review #284-A, Flood Damage Prevention Application #344, Steven & Maeve Zamsky, 66 Five Mile River Road.** Proposing to install footings and steps to a new pier, ramp, and float; and a buried electric line; and perform related site activities within regulated areas.

**Coastal Site Plan Review #110-D, Flood Damage Prevention Application #98-D, Brenda Thompson, 33 Searles Road.** Proposal to expand a terrace and move an existing walkway and perform related site development activities within regulated areas.

**Coastal Site Plan Review #304, Flood Damage Prevention Application #345, Eleven Baywater Drive LLC, 11 Baywater Drive.** Proposal to construct additions and alterations to the existing

residence; install HVAC units on a platform; and perform related site development activities within regulated areas.

**Land Filling & Regrading Application #341, J. Scott Lesko, 16 West Elm Street.** Proposing to regrade the back and side yards and install stormwater management in association with additions and alterations to the existing residence, and to perform related site development activities.

**Land Filling & Regrading Application #342, John Gallagher & Meredith Re, 18 Raymond Heights.** Proposing to fill and regrade the property and install stormwater management in association with the construction of a replacement single-family residence, and to perform related site development activities.

**Coastal Site Plan Review #303, Land Filling & Regrading Application #339, Thomas & Sophie Murphy, 68 Salem Straits.** Proposal to: construct a new pool house with terrace; construct gravel access driveway off of Peabody Lane; install associated stormwater management; and to perform related site development activities within a regulated area.

**Land Filling & Regrading Application #338, ETG Properties, LLC, 5 Top O'Hill Road.** Proposing to fill and regrade the south side of the property to create a more level yard area, and to perform related site development activities.

**Land Filling & Regrading Application #340, Michael & Charlotta West, 45 Swift's Lane.** Proposal to excavate, fill and regrade in order to accommodate a replacement house, pool, and driveway, and to perform related site development activities.

**Business Site Plan #122-A/Special Permit, TG Diners, LLC, d/b/a Darien Diner, 275 Boston Post Road.** Proposal to construct additions and alterations to the former Friendly's restaurant; to establish Darien Diner; and to perform related site development activities.

*Discussion ONLY on the following application: (time permitting)*

**Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Regrading Application #184-B/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street.** Proposing to establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres, and razing the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and two affordable units to become Kensett II, and performing related site development activities. *DECISION DEADLINE: 4/9/2015.*

### **Approval of Minutes**

January 6, 2015	Public Hearing
January 13, 2015	General Meeting
January 20, 2015	Public Hearing/General Meeting
January 29, 2015	Executive Session only

**Any Other Business (Requires two-thirds vote of Commission)**

**ADJOURN.**